

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2023 - 15632

ERecordings-RP

Recorded On: June 16, 2023 03:06 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$28.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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Document Number: 15632
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Station: CC007

Record and Return To:

Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



**STATE OF TEXAS
COUNTY OF GRAYSON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**MANAGEMENT CERTIFICATE
OF
SWEETWATER SPRINGS PHASE 2 RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Sweetwater Springs Phase 2 Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Sweetwater Springs Phase 2.
2. The name of the Association: Sweetwater Springs Phase 2 Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Grayson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Sweetwater Springs Phase 2, recorded under Document No. 2023-15570, in the Official Public Records of Grayson County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Sweetwater Springs Phase 2 Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Sweetwater Springs Phase 2 Residential Community, Inc., c/o Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Attn:	Beverly Coghlan
Telephone Number:	972-359-1548
Email Address:	<u>managementcertificate@nmitx.com</u>
7. Website to access the Association’s dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 14th day of JUNE, 2023

**SWEETWATER SPRINGS PHASE 2 RESIDENTIAL
COMMUNITY, INC.,**

a Texas nonprofit corporation

By: 

Printed Name: David Booth

Title: President

STATE OF TEXAS

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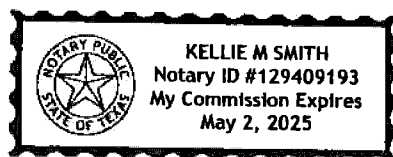
COUNTY OF Dallas

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This instrument was acknowledged before me on the 14th day of JUNE, 2023 by David Booth, President of SWEETWATER SPRINGS PHASE 2 RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Sweetwater Springs Phase 2, recorded under Document No. 2023-15570, in the Official Public Records of Grayson County, Texas, as the same may be amended from time to time.
2. Sweetwater Springs Phase 2 Community Manual, recorded under Document No. 2023-15596, in the Official Public Records of Grayson County, Texas, as same may be amended and supplemented from time to time.
3. Sweetwater Springs Phase 2 Adoption of Working Capital Assessment, recorded under Document No. 2023-15592, in the Official Public Records of Grayson County, Texas.

ATTACHMENT 1
SWEETWATER SPRINGS PHASE 2 RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE